CAPSULE SUMMARY SHEET

Survey No.: M:32-10

Construction Date: 1947-circa 1955

Name: Sunset Terrace

Location: Reddick Drive, Roswell Drive, Quinby Street, Quinby Court, Strout Street, Stirling Drive, Four Corners Vicinity,

Montgomery County

Private Ownership / Present Use: Private Residences / Occupied / Condition:Good / Unrestricted Access

Description:

The residential subdivision of Sunset Terrace is located in the Four Corners vicinity of Montgomery County. The community was developed by the Matheny Cantwell Corporation on the north side of Forest Glen Road from 1947 through the early 1950s. Sunset Terrace is bounded by the community of Argyle Forest to the east and Argyle Club Estates to the west and shares Strout Street and Stirling Road with those developments. Other streets within Sunset Terrace include Reddick Drive, Roswell Drive, Quinby Street and Quinby Court. The streets form a grid pattern in the southern half of the community, near Forest Glen Road, and become increasingly curvilinear to the north. The streets enclose four full residential blocks and three half blocks containing approximately 100 resources. There are no sidewalks and most houses do not have driveways. The Argyle Park and YMCA facility is located immediately south of the community on land that belonged to the Argyle Park Country Club and Sligo Golf Course prior to the construction of the Capital Beltway in the 1960s. This land, separated from the rest of the golf course by the beltway, became community parkland for the numerous developments to its north and south. The Sunset Terrace consists primarily of three housing styles: 2-story Colonial Revival, 1½-story Cape Cod, and Minimal Traditional. Most of the residences were constructed in the Colonial Revival style between 1947 and 1949. One-story ranchers constructed in the early 1950s are located along the north end of Roswell Drive.

Significance:

The Sunset Terrace community was developed by the Matheny Cantwell Corporation between 1947 and the early 1950s. The subdivision was platted in two sections in 1947 and 1948. The land was divided into 101 lots with an average lot size of 6600 square feet. The first houses were constructed in the southern half of the community, close to Forest Glen Road and the Argyle Park County Club. The presence of the Argyle Country Club, Sligo Creek Park and nearby Indian Spring Country Club attracted developers and homebuyers alike for their scenic beauty and recreational possibilities. The adjacent Argyle Country Club was divided by the construction of the Capital Beltway in the 1960s. The section north of the beltway was converted to a community park. Even before the northern section became a park, a Boy's and Girl's Club was constructed (circa 1950) on the land on the south side of Forest Glen Road.

The development of Sunset Terrace is identical to hundreds of other developments constructed on the periphery of cities during the early to mid-twentieth century. The construction of this specific development does not represent a historic trend that made a significant contribution to the development of the nation, state, or community. The development does not possess distinctive design features or innovative concepts that would distinguish this development from others. The community lacks comprehensive design features such as public space, boulevard entrances, pathways, or original streetlights. Therefore, Sunset Terrace is not significant within the theme of suburbanization.

Preparer: KCI Technologies, Inc. January, 00

Survey No. M:32-10

Maryland Historical Trust Maryland Inventory of Historic Properties

DOE	ves	\prod no

1. Name ((indicate preferred nan	ne)		
historic (Preferre	d) Sunset Terrace	(Preferred)		
and/or common				
2. Location	on .			
street & number:	Reddick Drive, Roswell Street, Stirling Drive	Drive, Quinby Street, Qui	nby Court, Strout	not for publication
city, town vicinit	ty of Four Corners			congressional district
state Maryland				county Montgomery
3. Classifi	ication			
Category district building(s) structure site object	Ownership public private both Public Acquisition in process being considered not applicable	Status occupied unoccupied work in progress Accessible yes: restricted yes: unrestricted no	Present Use agriculture commercial educational entertainment government industrial military	 museum park private residences religious scientific transportation other:
4. Owner	of Property (give	e names and mailing addr	esses of all owners)	
name Multiple O	wners			
street & number:		telephoi	ne no.:	
city, town		state an	d zip code:	
5. Locatio	on of Legal Des	scription		
courthouse, regis	try of deeds, etc. Montg	omery County Judicial Ce	enter	liber:
street & number	50 Maryland Avenue			folio:
city, town Rockvi	lle			state Maryland
6. Repres	entation in Exi	sting Historica	l Surveys	
title				
date		☐ fede	eral 🗌 state 🔲 c	ounty 🗌 local
depository for sur	vey records			
city, town		state		

7. Description		S		
Condition ☐ excellent ☑ good	☐ deteriorated ☐ ruins	Check one ☐ unaltered ☑ altered	Check one ☑ original site ☐ moved	date of move

Resource Count: approx. 100

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The residential subdivision of Sunset Terrace is located in the Four Corners vicinity of Montgomery County. Sunset Terrace is one of several residential subdivisions platted along Forest Glen Road in the Four Corners vicinity between the late 1920s and the early 1950s. Developers and home buyers were attracted to this area because of the easy access into the District of Columbia and the numerous recreation amenities, including the Silver Spring Branch of the Boy's and Girl's Club, Sligo Creek Parkway, the Argyle Country Club, and the Indian Springs Country Club.

The community was developed by the Matheny Cantwell Corporation on the north side of Forest Glen Road from 1947 through the early 1950s. A number of subdivisions were constructed by various developers on the north side of Forest Glen Road in the late 1940s and early 1950s, many with streets continuing from one subdivision into another. It was not unusual for a developer to abruptly end a street at the boundary line of their subdivision, since developers anticipated the streets being continued through the next subdivision or during the next phase of house construction. As such, it is common for roads to have been extended through several subdivision even though there is no relationship between the developers. Sunset Terrace is adjacent to the community of Argyle Forest on the east and Argyle Club Estates on the west and shares Strout Street and Stirling Road with those developments. Other streets within Sunset Terrace include Reddick Drive, Roswell Drive, Quinby Street and Quinby Court. The streets form a grid pattern in the southern half of the community, near Forest Glen Road, and become increasingly curvilinear to the north. The streets enclose four full residential blocks and three half blocks containing approximately 100 esources. There are no sidewalks and most houses do not have driveways. The Argyle Park and YMCA facility is located immediately south of the community on land that belonged to the Argyle Park Country Club and Sligo Golf Course prior to the construction of the Capital Beltway in the 1960s. This land, separated from the rest of the golf course by the beltway, became community parkland for the numerous developments to its north and south.

Dwelling Types: Sunset Terrace consists primarily of three housing styles: 2-story Colonial Revival, 1½-story Cape Cod, and 1-story Minimal Traditional.

Colonial Revival: Most of the residences were constructed in the Colonial Revival style between 1947 and 1949. One-story ranchers constructed in the early 1950s are located along the north end of Roswell Drive. A typical example of the prevalent 2-story Colonial Revival type has 3-bays with a central entrance and a brick exterior. One of the gable ends has a semi-exterior brick chimney. The entrance has a Colonial Revival door surround consisting of fluted pilasters often topped by a triangular or broken pediment with dentil molding. Dentil moldings are also found along the cornice of the buildings. The original windows are wood 6/6 double-hung, though many have been replaced by vinyl units. A feature common to all of these residences is circle window centered on the second story above the entrance. Though side porches were not standard on this model, many have been added. A standard multi-light glass door on the gable end accommodated this addition. Example: 10017 Quinby Street, owner: Leland T. and E. Gilmore (See Photo 7 of 9).

Cape Cod: The 1½-story Cape Cod model was constructed throughout the community, though they are most prevalent on Quinby Street south of Strout Street and along Quinby Court. These residences are identical to the 2-story versions in features and details (See Photo 8 of 9). They have a side-gable orientation, 3-bays with a central entry, and semi-exterior gable end chimney. The entrances are surrounded by Colonial Revival trim, such as fluted pilasters with a pediment top. The houses have two gable dormers on the front elevation and dentil molding trim under the eaves. While the 2-story model did not have a standard side-porch, the 1½-story type has a side porch or sunroom. Example: 10003 Quinby Street, owner: Elias J. and M.L. Sousane (See Photo 8 of 9).

Minimal Traditional: In contrast to the other models, 1-story Minimal Traditional residences were constructed along Roswell Drive, north of Strout Street, in the early 1950s. A typical example of this housing type is located at 1011 Roswell Drive (See hoto 9 of 9). The house is of wood-frame construction with a side-gable roof. The exterior is covered with vertical aluminum siding above a stone veneer half-wall. The front elevation has two large corner windows of metal casements. The entrance is inset within a lower roof side-gable section that has a brick exterior. These houses have no garages and are located on terraced lots. Example: 1011 Roswell Drive, owner: Joseph and R.C. Steinberg (See Photo 9 of 9).

8. S	Significance			Survey N	No. M:32-10	
140 150 160 170	historic	re [k and justify be community plan conservation economics education engineering exploration/settl industry	ning landsc law literatu military music philoso	/	religion science sculpture social/ humanitarian theater transportation other (specify)
Speci	Specific Dates 1947-c.1955 Builder/Architect Matheny Cantwell Corporation					
check:	Applicable Criteria: and/or Applicable Exception:	□ A □ B □ A □ B	□ C □ D □ C □ D	F	□ G	
	Level of Significance:	☐ national	☐ state	☐ local		

Prepare both a summary paragraph of significance and a general statement of history and support

The community of Sunset Terrace is located in the vicinity of Four Corners, Montgomery County. Four Corners began as a 19th-century agricultural community located at the crossroads of Bladensburg and Colesville Roads. The community remained rural until the post-World War I building boom in suburban Montgomery County. Beginning in the late 1930s, Four Corners saw the development of Northwood Park, Woodmoor, Indian Spring Village, Indian Spring Terrace, North Hills of Sligo Park, and Fairway, among others. These subdivisions expanded between 1945 and 1955 even as new ones, such as Northwood and Franklin Knolls, were constructed. The single-family house subdivisions that soon surrounded Four Corners had winding streets that formed an irregular grid in between major roads. Commercial establishments lined Bladensburg Road (now University Boulevard) and Colesville Road. The Woodmoor Shopping Center, established in 1946, is one landmark of the community. Four Corners was largely developed by the late 1950s.

The Sunset Terrace community was developed by the Matheny Cantwell Corporation between 1947 and the early 1950s. The subdivision was platted in two sections in 1947 and 1948. The land was divided into 101 lots with an average lot size of 6600 square feet. The first houses were constructed in the southern half of the community, close to Forest Glen Road and the Argyle Park County Club. The presence of the Argyle Country Club, Sligo Creek Park and nearby Indian Spring Country Club attracted developers and homebuyers alike for their scenic beauty and recreational possibilities. The adjacent Argyle Country Club was divided by the construction of the Capital Beltway in the 1960s. The section north of the beltway was converted to a community park. Even before the northern section became a park, a Boy's and Girl's Club was constructed (circa 1950) on the land on the south side of Forest Glen Road.

Although the architects for the development are not known, the models in Sunset Terrace are variations on basic house designs constructed around many cities in the early to mid-twentieth century. The houses closely resemble the residences in the nearby developments of Argyle Park, Argyle Club Estates, Fairway, Sligo Park Knolls, Woodside Park, and Greenacres, among many others located elsewhere in the Washington, D.C. suburbs. The houses represent Colonial Revival designs modified for modest house designs. The residences possess the building form and some features of the Colonial Revival style, but on a smaller scale and with inexpensive modern materials, such as molded door surrounds and metal casement windows.

The automobile provided the means for families to live apart from commercial areas. University Avenue, Georgia Avenue and other thoroughfares leading out of the District of Columbia provided safe roads, and commercial centers grew up at significant intersections, such as the Silver Spring Shopping Center, which opened in the 1920s. Similarly, the auto provided the means of accessing new recreational opportunities—and one popular social hub that developed during the early decades of the century were golf and country clubs.

MARYLAND HISTORICAL TRUST
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Vicinity, Montgomery County

8. Significance (Continued)

By 1951, there were thirteen well-established country clubs in lower Montgomery County that were the setting for swimming, tennis, golf, fine dining and special social events such as debutante parties. Despite what could be considered a high number of such institutions for one area, each had "long waiting lists of recreational and socially-minded county and District of Columbia residents...." ("Country Clubs, and Smart Hunts Numerous Here," *The Record*, 1951). In the Silver Spring area, these exclusive havens included Indian Spring, Manor, and Argyle; Sligo Club, located adjacent to the creek to the west, provided the general public with a populist alternative. Between 1926 and 1950, three subdivisions bearing its name were platted around the Argyle Country Club. Similarly, other subdivisions were built adjacent to nearby clubs, sustaining a pattern elsewhere in Maryland and beyond.

Beginning in the 1920s, developers had realized the financial benefits of associating residential subdivisions with golf courses and country clubs, perhaps best seen in the projects of J. C. Nichols in Kansas City. The private clubs were attractive centerpieces to the planned suburbs because they added an element of financial security and prestige, served as protective barriers, provided open space and light, and kept undesirable land use to a minimum (Sechrist, 68-69). Developers in Silver Spring promoted the benefits of country-club proximity when advertising for Argyle Park, Country Club Park, Fairway and Indian Spring Park, claiming:

...the beautiful, rolling Maryland countryside is particularly adapted to this wholesome sport. The club houses are distinctive in architecture and planned in full harmony with Maryland's traditions for hospitality and bountiful entertainment (Cited in Sechrist, 69).

By the late 1950s, the imminent realization of the Capital Beltway required the relocation of the Indian Spring Country Club to a new home about two miles to the north; the construction of the new clubhouse at 13501 Layhill Road was almost complete in 1957, when other facilities there were already being used. Although the club relocated and its site was replaced with a high school facility, the neighboring subdivisions continued to prosper as well-manicured and regularly improved valuable real estate. The Capital Beltway also disturbed the Argyle Country Club by traveling through the northern portion of the property. The country club's land to the north of the beltway became public parkland, while the golf course continues to function south of the beltway.

MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

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Vicinity, Montgomery County

National Register Evaluation:

Character-defining elements for Planned Suburban Developments, as defined in the I-495/I-95 Capital Beltway Corridor Transportation Improvement Study, include 1) concentration of historically or aesthetically-cohesive buildings; 2) community design with planned landscape and public amenities; 3) single period of construction; 4) architecturally significant suburban building types. To be considered eligible for the National Register of Historic Places, Planned Suburban Developments must possess excellent integrity of all character-defining elements. Sunset Terrace lacks a planned landscape, public amenities, and significant suburban building types.

Constructed between 1947 and the early 1950s, the Sunset Terrace community is not eligible for the National Register of Historic Places. The property is not eligible for the National Register due to the ubiquitous nature of the resource. The community is identical to hundreds of other developments constructed on the periphery of cities during the early to mid-twentieth century. The construction of this specific development does not represent a historic trend that made a significant contribution to the development of the nation, state, or community. The development does not possess distinctive design features or innovative concepts that would distinguish this development from others, and therefore is not eligible under Criterion A. Historic research indicates that the community has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as the community does not include significant elements of architecture, landscape architecture, or engineering. It is a simple and prevalent community of modest structures with Colonial Revival and modern influences. The modest structures have a reserved use of architectural detail, therefore integrity of the individual resources is critical. Many of the houses in the community have replacement windows and additions. The community lacks comprehensive design features such as public space, boulevard entrances, pathways, or original streetlights. Finally, investigations nave not been conducted to determine whether the property has the potential to yield information important in history or pre-history, therefore, National Register Criterion D can not be assessed at this time.

MARYLAND	HISTORICA	L TRUST
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Eligibility recommended

Eligibility Not Recommended:

Comments:

Reviewer, OPS:

Reviewer, NR Program:

Date: 9 / U/OC

Date: 10/12/07

Lynn

Page 8.2 KCI Technologies, Inc. January, 00

9. Major Bibliographical References

Survey No. M:32-10

See Continuation Sheet

10. Geographical Data

Acreage of nominated property

Quadrangle name Kensington, MD

Quadrangle scale 1:24000

Verbal boundary description and justification

N/A

List all states and counties for properties overlapping state or county boundaries

statecodecountycodestatecodecountycode

11. Form Prepared By

name/title Tim Tamburrino			
organization KCI Technologies, Inc.	date January 2000		
street & number 10 North Park Drive	telephone 410-316-7800		
ity or town Hunt Valley	state/zip Maryland, 21030		

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

Return to:

Maryland Historical Trust

DHCP/DHCD

100 Community Place

Crownsville, MD 21032-2023

410-514-7600

MARYLAND HISTORICAL TRUST

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ADDRESS: Reddick Drive, Roswell Drive, Quinby Street, Quinby Court, Strout Street, Stirling Drive, Four Corners

Vicinity, Montgomery County

9. Major Bibliographical References (Continued)

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- Deets, Edward H., and Charles J. Maddox. Real Estate Atlas of the Part of Montgomery County, MD, Adjacent to the District of Columbia. Rockville, MD, 1917.
- Hopkins, G. M. [1879] 1975. Atlas of Montgomery County, Maryland, 1879. Philadelphia: G.M. Hopkins. Rockville, MD: Montgomery County Historical Society.
- Maryland National Capital Park and Planning Commission (M-NCPPC). 1996. Four Corners Master Plan. Silver Spring, MD: M-NCPPC.
- Maryland National Capital Park and Planning Commission (M-NCPPC). 1996. Four Corners Master Plan. Silver Spring, MD: M-CPPC
- Real Estate Data, Inc. Real Estate Atlas of Montgomery County, Maryland, Recorded Subdivision Maps, Sunset Terrace Subdivision Plats, 1947 and 1948. Miami, FL: Real Estate Data, Inc.
- Sechrist, Stephanie Ann. "Silver Spring, Maryland: Residential Development of a Washington Suburb, 1920-1955." M.A. thesis, George Washington University, 1994.
- United States Geological Survey (USGS). 1917. Washington and Vicinity Topographic Map. Washington, D.C.: USGS.
- ----. 1944. Washington and Vicinity Topographic Map. Washington, D.C.: USGS.
- ----. 1956. Kensington, MD Quadrangle Map. Washington, D.C.: USGS.
- ----. 1965. Kensington, MD Quadrangle Map. Washington, D.C.: USGS.

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Sunset Terrace

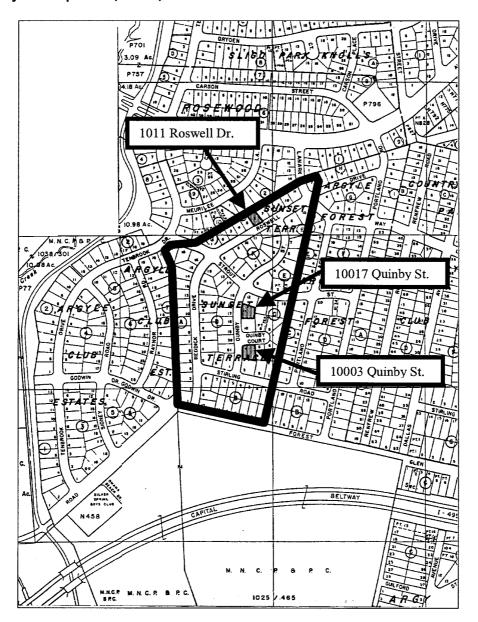
SURVEY NO.: M:32-10

ADDRESS: Reddick Drive, Roswell Drive, Quinby Street, Quinby Court, Strout Street, Stirling Drive, Four Corners

Vicinity, Montgomery County

10. Geographical Data (Continued)

Montgomery County Tax Map JP342, JP343, Subdivision 78



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Vicinity, Montgomery County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION DATA

Geographic Organization:

Piedmont

Chronological/Development Period Theme(s):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Architecture, Landscape Architecture, and Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form):

District

Historic Environment (urban, suburban, village, or rural):

Suburban

Historic Function(s) and Use(s):

Private Residences

Known Design Source (write none if unknown):

None

Preparer: KCI Technologies, Inc. January, 00 Sunset Terrace M: 32-10 Kensington Quad





M:32-10

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MONGEMENT LEWIS MIN

TAMINER WOOD

OLL MEN

TOPP



M:32-10

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8 of 9



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